

SUMMARY OF RESPONSIBILITIES

Fire Development Impact Fee

Prepared By	Approved By
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Project Cost Estimates — <i>Buildings</i> <hr style="width: 80%; margin-left: 0;"/> Paul Horn, Deputy Director of Public Works	<hr style="width: 80%; margin-left: 0;"/> Dale I. Pfeiffer, P.E., Director of Public Works
Project Cost Estimates — <i>Fire Equipment</i> <hr style="width: 80%; margin-left: 0;"/> Peter Marino, Fire Marshal	<hr style="width: 80%; margin-left: 0;"/> Robert Powell, Fire Chief
Assignment of Burden to Land Uses <hr style="width: 80%; margin-left: 0;"/> Robert E. Goldman, Angus McDonald & Associates	<hr style="width: 80%; margin-left: 0;"/> Robert Powell, Fire Chief
Development Impact Fee Estimate <hr style="width: 80%; margin-left: 0;"/> Robert E. Goldman, Angus McDonald & Associates	<hr style="width: 80%; margin-left: 0;"/> David Van Kirk, Assistant City Manager
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Fire Development Impact Fee

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1 **Purpose Of The Fee**

2 The City of Vacaville adopted an updated *General Plan (R-2)*^{*} in 1990. The City also
3 adopted a *Planned Growth Ordinance* on September 24, 1991 and published its first *Growth*
4 *Audit (R-3)* in 1992. Finally, the City of Vacaville adopted Ordinance No. ___ which
5 consolidated all of Vacaville's previous Ordinances relating to Development Impact Fees
6 into a single Ordinance. The general purpose of all of Vacaville's Development Impact
7 Fees is to provide a means to finance the public improvements required to meet the
8 objectives of the *General Plan* and the *Planned Growth Ordinance*.

9 The specific purpose of the *Fire Development Impact Fee* is to assure financing for the
10 facilities, equipment and other capital costs required to provide new development with both
11 fire services and emergency medical services. These are identified in Table 3.
12 Development Impact Fees, together with other sources of financing available to the City
13 of Vacaville, are necessary to finance public improvements to implement the *General Plan*
14 and the *Planned Growth Ordinance*. Development Impact Fees will assure an equitable
15 distribution of costs between the existing City and new development in Vacaville.

16 The City of Vacaville intends to participate aggressively in State and Federal programs that
17 may become available to finance public improvements. The City is not prepared to depend
18 on State and Federal grant funding to pay for public improvement projects that are
19 essential to the growth and development of Vacaville. Accordingly, State and Federal
20 programs will be used for opportunities that may occur to improve services and amenities
21 to the residents and employees in Vacaville. These potential revenue sources will not be
22 used as a substitute for revenues that are directly under the control of the Vacaville City
23 Council. New funding sources will be applied toward the revenues for the Impact Fee, if
24 such funds are specifically designated for projects on the Projects List.

25 The *Fire Capital Improvements Program (CIP)* and the *Fire Development Impact Fee*
26 described in the present Report was originally intended to finance public improvements for
27 the period January 1, 1989 to January 1, 2010. It should be understood that the capital
28 improvements for Fire services have been designed to be implemented in a timely manner,
29 over this entire planning period. The service capacity or the cost over some arbitrarily-
30 selected span of years during that planning period may be higher or lower than the average
31 amount of capacity added or cost incurred during the entire planning period. It is
32 frequently necessary to construct projects in their entirety rather than be able to add very

33 * Underscored numbers in parentheses refer to References listed at the end of this Development Impact
34 Fee Report.

1 small increments of capacity each year directly in response to demand. Thus, the "average
2 cost" may vary significantly from year to year, over the planning period.

3 The Development Impact Fees necessary to construct public improvements are subject to
4 revision because of several factors. These factors include the impossibility of forecasting
5 exactly the rate and location of development in Vacaville, variations in the cost of
6 construction of public improvements and variation in the standards that may be applicable
7 in the future to the design of individual public improvements.

8 The City of Vacaville intends to review its *Fire* Development Impact Fee resolution
9 annually at or near the start of the fiscal year. Any change in Development Impact Fees
10 would generally be effective on January 1 of the following year. The change in
11 Development Impact Fees will reflect changes in the *Engineering News Record San*
12 *Francisco Bay Area Construction Cost Index* and would also reflect any changes in design
13 standards or costs of projects that had occurred during the previous fiscal year. In addition,
14 the City intends to assure that the *General Plan* and the *Fire* CIP remain responsive to City
15 policy and changing development conditions in Vacaville. The City intends to review both
16 the *General Plan* and the comprehensive *Fire* CIP on a five-year cycle. Policies in an
17 amended *General Plan* will be incorporated into all of the City's Facilities Master Plans and
18 into each Impact Fee Ordinance and Resolution. At the same time, a five-year forecast
19 of growth and development for an additional five years will be added to the planning period
20 for each public service document.

21 Information about changes in the availability of State/Federal grants and loans or other
22 sources of revenue will be incorporated into the fee programs during the annual review.
23 In general, adjustments to the Fee calculation will be made at the annual review if changes
24 in other sources of revenue on a cumulative basis equal or exceed 10 percent of the cost
25 of the projects in the *Fire* Capital Improvements Program. Should the annual cumulative
26 outside sources of funds be less than 10 percent, the adjustment will be made at the next
27 update.

28 Development Being Served

29 As noted previously, the *Fire* CIP and the *Fire* Development Impact Fee are designed to
30 provide the required capacity during the period January 1, 1989 to January 1, 2010. The
31 City of Vacaville has prepared a development forecast for this time period (R-1) that is
32 being used for the 1992 update of all of the Development Impact Fees in Vacaville.

1 All of Vacaville's Development Impact Fees are based on the concept that public services
2 are provided both to residents and employees in Vacaville. The capacity to provide public
3 services must be made available for both residents and employees. In general, non-
4 residential land uses are equated to residential land uses in terms of the burden that they
5 place on each class of public improvements (e.g., roads, water systems, sewer systems).
6 This equivalence may be expressed in terms of Equivalent Dwelling Units (EDUs) for those
7 services (e.g., sewer services, drainage) where land uses primarily determine the demand
8 for capacity. Demand may be driven by "Persons Served" for those classes of public
9 improvements (e.g., parks, police protection) where the person being served (whether
10 resident or employee) provides the best measure of demand for capacity.

11 The concepts of EDUs and Persons Served can be used interchangeably, in mathematical
12 terms, if assumptions about density, floor area ratio, number of employees per thousand
13 building square feet, and residents per occupied household) are used appropriately to make
14 the conversion from one set of units to another. The choice of the appropriate set of units
15 to express demand depends on the nature of the service being provided.

16 In every case (i.e., whether EDUs or Persons Served is used as the primary determinant
of demand for services), the Development Impact Fee that results from the calculations is
expressed as a fee per EDU.

19 In the case of *Fire*, EDUs is used as the basic determinant of demand for additional
20 capacity. A forecast of EDUs for *Fire* is shown in Figure 1. This forecast is based on the
21 City's development forecast cited previously.

22 Level Of Service And Timing Standard

23 Service Standard

24 The present Section of the Report describes Vacaville's existing Level Of Service (LOS)
25 for the Fire Department and the LOS that will be achieved over the planning period. The
26 City of Vacaville's target LOS for fire, emergency medical and other emergency services
27 is summarized in Table 2. It should be noted that the Fire Department provides emergency
28 responses to a range of incidents in addition to fires. Hazardous materials incidents and
29 emergency medical calls are examples. In fact, emergency medical constitutes the largest
30 single category of calls for service to the Fire Department. Whenever the term "fire" is
31 used in this Report, it should be understood to include all the services identified in Table
32 2, not just fire suppression.

1 Table 2 shows the LOS standards of the Fire Department for a range of emergency calls.
2 While for most types of calls, equipment will respond from more than one fire station, the
3 most critical concern is the response time of the first unit to arrive (the "first-due"
4 response). The City of Vacaville has a response time goal for the "first-due" response of
5 4-6 minutes from the time the call is dispatched.

6 Timing Standard

7 The timing (i.e., the year[s] of construction) of planned public improvements is often a key
8 consideration that affects the success of a program for expanding public services' capacity.
9 The City of Vacaville has set a target such that capacity is sought to be available to serve
10 demand, but not to anticipate demand. The City's targets are subject to the risks and
11 uncertainty that were noted above regarding rate and location of development, future costs
12 of capital improvements projects, etc.

13 However, given the critical importance of short response times for many types of emergency
14 calls, fire facilities should be in place as soon as possible after significant development has
15 occurred.

16 Planned *Fire* Facilities

17 Table 3 lists the *Fire* projects that have been planned to provide the capacity to serve the
18 increased demand summarized in Figure 1. More detailed project descriptions, detailed
19 cost estimates and information about timing of construction relative to demand for capacity
20 are included for each project in the *Project List* Section of the present *Fire* Development
21 Impact Fee Report.

22 Table 3 and the supporting exhibits in the *Project List* Section is referred to subsequently
23 as the *Fire* CIP.

24 A 4 percent administrative charge is included in the calculation of the Fee. The
25 administrative charge will be used for City staff time to collect, monitor, and account for
26 the fee revenues, perform an annual review of the fee program, and prepare a major review
27 of the fee program, to be performed every five years.

1 **Sources Of Financing**

2 Table 3 shows the sources of financing for each of the planned projects in the *Fire* CIP.

3 Selection of sources of financing was based on the principles described in the following
4 paragraphs:

5 **Existing Deficiencies.** While the number of stations (and complement of vehicles and
6 equipment) in place in January 1989 were adequate to serve the amount of development
7 existing at that time, there were then and remain today deficiencies with Fire Station #1.
8 This station was designed and built in the mid-1950s to house what was then primarily a
9 volunteer fire department. While the facility has been expanded and remodeled since then
10 to accommodate additional fire suppression and administrative staff, it is currently crowded
11 and it is not feasible to further expand the station at its current site. Moreover, there is
12 a substantial question about whether this facility meets seismic safety codes. Finally, traffic
13 conditions in the immediate station vicinity have gotten more congested at critical times of
14 the day creating response time problems. For all these reasons, the City plans to construct
15 a replacement station at a new location. None of the financing for this new station will be
16 from Development Impact Fees.

17 **Capacity To Serve New Development.** Local governmental fiscal realities in the 1990s have
18 caused the City of Vacaville to conclude that traditional sources of financing to pay for
19 public improvements to serve new development are no longer available. The time when
20 State and Federal grants were available to finance new capacity has passed away. The
21 current situation is one of increasing fiscal constraints on cities throughout California.
22 Development Fees and comparable charges are the only reliable sources of financing that
23 is within the control of the City of Vacaville to provide the capacity required to serve new
24 development.

- 25 ● **Development Impact Fees**, collected at or near the time of development, are used
26 wherever practical to finance the expansion and capacity that are necessary to meet
27 Vacaville's LOS targets and to accommodate the demand for new capacity as closely
28 as practical to the time when development will occur.
- 29 ● **Enhancements to Development Impact Fees**, such as borrowing (with interest)
30 between Development Impact Fee accounts or employing other comparable devices,
31 are used if traditional Development Impact Fees, considered alone, would not
32 produce sufficient cash in time to build each public improvement before Vacaville's
33 Timing Standard would be exceeded.

1 Another possible enhancement to Development Impact Fees involves the use of a
2 "two-tier" Fee. The cost in the early years of a Development Impact Fee program
3 may exceed the average cost over the planning period, because of the necessity to
4 build public improvements as usable segments. (For example, a freeway interchange
5 must be constructed as a complete and usable improvement.) A two-tier Fee
6 provides a higher average fee in early years. The amount above the long term
7 average is subject to a contingent reimbursement. Development projects that occur
8 later in the planning period may be available to repay those who necessarily financed
9 improvements in the early years of the planning period.

- 10 ● **Development-related Bond Financing** (e.g., conventional special assessment bonds
11 or Mello-Roos Community Facilities Districts), will be considered, if conventional
12 Development Impact Fees, or enhanced versions of these Development Impact Fees,
13 are simply incapable of providing sufficient cash flow to fund an improvement before
14 Vacaville's timing standard is exceeded. An example would be a sewer plant
15 expansion that cannot practically be staged in small increments and that must be
16 available early in the planning period, because the existing capacity is already being
17 used or is already spoken for.

18 **State and Federal Grants And Loans.** In spite of the caution mentioned earlier — that
19 exclusive dependence on State and Federal grants is no longer practical to pay for public
20 improvements in California — Vacaville intends to participate aggressively in existing State
21 and Federal programs and in State and Federal programs that may be approved by the
22 Legislature, the Congress or the voters in the future. Vacaville will use these existing and
23 future sources of revenues to fund projects that would be highly desirable but that are not,
24 strictly speaking, required to meet established LOS targets and accommodate planned
25 growth.

26 **Gifts, Bequests And Other Financing Sources.** In some cases, highly-desirable public
27 improvements are simply beyond the current financial capacity of the City of Vacaville.
28 Nonetheless, the City of Vacaville intends to pursue every reasonable opportunity to find
29 sources of financing for an enhanced capacity to provide public services.

30 One example of a source of financing that would be highly desirable but that cannot be
31 planned is the use of gifts or bequests from interested and committee citizens. In some
32 cases, desirable projects that would exceed Vacaville's LOS target are included in the CIP.
33 If gifts, bequests or other sources of financing can be found, these improvements will be
34 constructed.

1 **Special Circumstances.** The land for Station #4 has already been acquired by the City and,
2 hence, its cost is not included in the Fee.

3 The land for Station #5 is expected to be acquired under terms of a Development
4 Agreement with property owners in the Lower Lagoon Valley. Therefore, land costs for
5 this facility were also excluded from the Fee.

6 **Relationship To Land Use**

7 Demand for *Fire Facilities* in Vacaville is generated by the land uses that are being
8 accommodated and by the residents, employees and visitors that are being served. As
9 discussed previously, in some cases, measures of land use (e.g., acres, building square feet,
10 number of dwelling units) are most conveniently used to express the relationship between
11 demand and required public facilities to meet this demand. In other cases, a measure of
12 the population being served (i.e., a combination of residents, employees and visitors to
13 Vacaville) presents a more convenient measure of demand. In the case of *Fire Facilities*,
14 the measure of demand is EDUs. The relationship between land use and demand for
15 capacity for the *Fire Fee* is summarized in Table 4.

16 In the case of both fires and emergency medical incidents, the most critical concern is
17 minimizing the time between the occurrence of an incident and the arrival of trained
18 personnel and equipment on the scene. The most important factor affecting Fire
19 Department response times is the proximity of the fire station to development served. Put
20 another way, fire stations (and their personnel, vehicles and equipment) are located to serve
21 geographic areas. The need for a station depends primarily upon the location of
22 development, and not the type of development.

23 Accordingly, the relationship between land use and demand for capacity that is summarized
24 in Table 4 is based on the area served. The spread is shown per dwelling unit for
25 residential land uses based upon average densities. All non-residential uses are spread by
26 land area.

27 **The Development Impact Fee**

28 The *Fire Development Impact Fee* is summarized in Table 5.

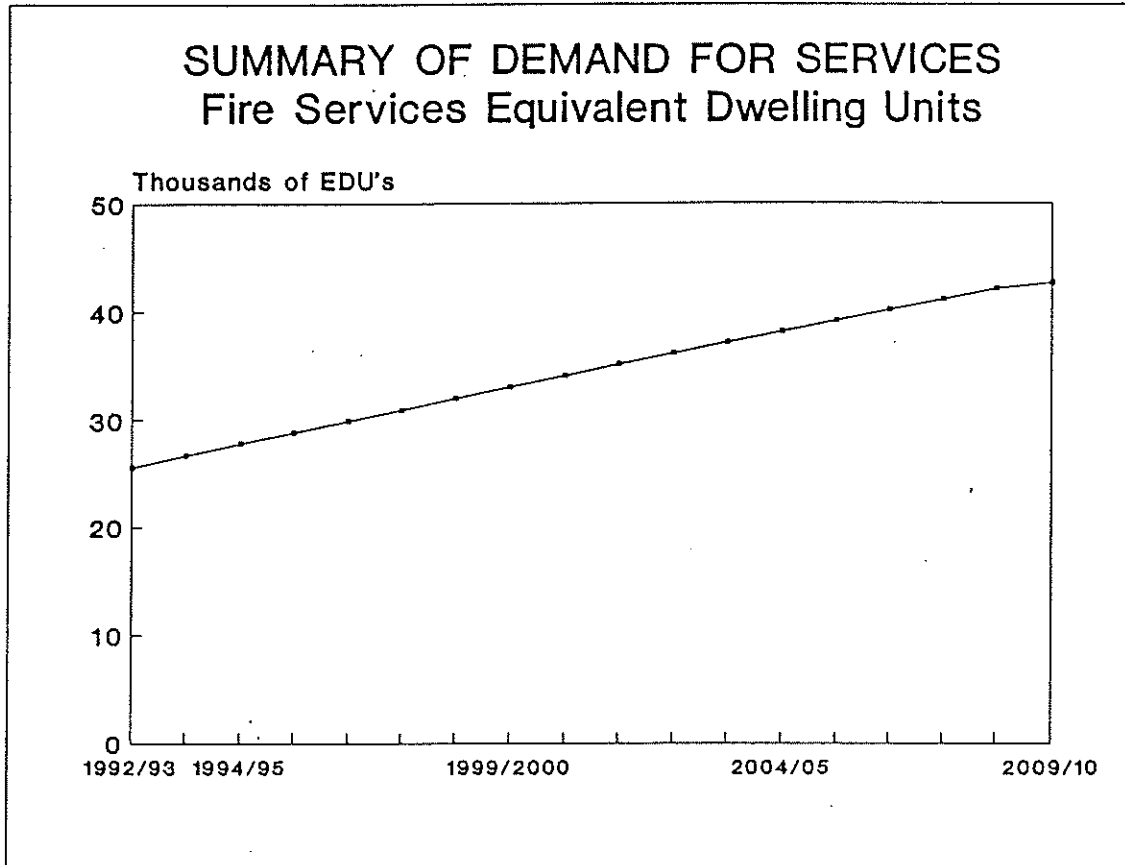
1 The Fee is approximately equal to the total cost of all improvements, divided by the total
2 number of Equivalent Dwelling Units (EDUs) that have been forecast to develop through
3 January 1, 2010. This relationship is approximate, rather than exact, because the balances
4 in the Development Impact Fee accounts earn interest, and interest is earned by, or paid
5 on, borrowings between Development Impact Fee accounts to accommodate cash flow
6 requirements.

7 Table 6 shows the staging of capital expenditures. Table 7 shows the detailed cash flow
8 analysis for the Development Impact Fee. The project phasing schedule was determined
9 by the development forecast and the adopted service standard. The analysis also identifies
10 forecast fee revenues, interest earnings and expenditures for improvements.

11 The fire services portion of the Public Facility Fee is calculated on the basis of site acreage
12 for non-residential land uses rather than per square foot of building area, as is used for
13 most other City Fees. Each station will provide first-due response to a given area,
14 irrespective of the intensity and type of land uses within that area. For most projects, the
15 fire services fee would be based on their site acreage. For projects which have multiple
16 parcels sharing parking or other common facilities, such as retail shopping centers, a special
17 methodology will be followed. The concept is that each building would pay its pro rata
18 share of the Fee for the entire center. This share would be on the basis of building area
19 versus parcel size. The steps in calculating the Fee per parcel are listed below:

- 20 1. Determine the acreage of the shopping center;
- 21 2. Determine the amount of building floor area (square feet) for
22 each parcel; add the floor areas of all buildings to yield the
23 total floor area for the shopping center as a whole;
- 24 3. Calculate what percentage of the total building floor area
25 within the shopping center is located on each parcel;
- 26 4. Calculate the fire services fee for the shopping center as a
27 whole by multiplying the entire acreage by the fee per acre;
28 and
- 29 5. Calculate the fee per parcel by multiplying the fee for the
30 center as a whole by the percentages calculated in step (3)
31 above.

Figure 1



City of Vacaville Development Impact Fee Update — 1992
July 28, 1992

Table 3

PROJECT LIST AND SOURCES OF FINANCING
Fire Development Impact Fee

Project	Total Cost	Fire Development Impact Fee
Engine Station #4	*	-
Ambulance Station #4	*	-
Brush Unit Station #4	*	-
Fire Station #4 Design, construct, furnish, Equipment (excl. vehicles)	\$1,120,500	\$1,120,500
Engine Station #5	\$261,210	\$261,210
Ambulance Station #5	\$112,200	\$112,200
Brush Unit Station #5	\$32,320	\$32,320
Fire Station #5 Design, construct, furnish, Equipment (excl. vehicles)	\$1,120,500	\$1,120,500
Personal Equipment	\$41,040	\$41,040
Special Hiring Costs	\$32,240	\$32,240
Office Furnishings	\$14,175	\$14,175
Administrative Office Space	\$32,700	\$32,700
Communications System	\$390,600	\$390,600
TOTAL		<u>\$3,157,500</u>

* Already acquired with proceeds from the Public Facilities Impact Fee.

Source: City of Vacaville.

1
2

Table 6

STAGED CAPITAL IMPROVEMENTS PROGRAM

ITEM	Total Cost Thru 2009/10	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00
ROLLING STOCK									
Engine	\$261,200								
Ambulance	\$112,200								\$112,200
Brush Unit	\$32,300								\$32,300
SPECIAL HIRING COSTS	\$32,200	\$12,100	\$4,000					\$8,100	\$8,100
PERSONAL EQUIPMENT	\$41,000	\$15,400	\$5,100					\$10,300	\$10,300
FIRE STATION #4 *	\$1,120,500	\$1,120,500							
FIRE STATION #5	\$1,120,500								
OFFICE FURNISHINGS	\$14,200			\$4,700					\$4,725
ADMIN. OFFICE SPACE	\$32,700					\$32,700			
COMMUNICATIONS SYSTEM	\$390,600	\$390,600							
TOTAL	\$3,157,400	\$1,538,600	\$9,100	\$4,700	\$0	\$32,700	\$0	\$18,300	\$167,600

3
4
5

Table 6

**STAGED CAPITAL IMPROVEMENTS PROGRAM
(continued)**

ITEM	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
ROLLING STOCK										
Engine										\$261,200
Ambulance										
Brush Unit										
SPECIAL HIRING COSTS										
PERSONAL EQUIPMENT										
FIRE STATION #4 *										
FIRE STATION #5										\$1,120,500
OFFICE FURNISHINGS					\$4,700					
ADMIN. OFFICE SPACE										
COMMUNICATIONS SYSTEM										
TOTAL	\$0	\$0	\$0	\$0	\$0	\$4,700	\$0	\$0	\$0	\$1,381,700

City of Vacaville Development Impact Fee Update — 1992
July 28, 1992

Table 7

CASH FLOW ANALYSIS
Fire Development Impact Fee

BUILDOUT SUMMARY		Total	1992/93	1993/94	1994/95	1995/96
Financing Equivalent Dwelling Units For The Time Period		18,172	1,142	1,108	1,108	1,042
Annual Average			1,142	1,108	1,108	1,042
Cumulative			1,142	2,250	3,358	4,400

DEVELOPMENT FEE SCHEDULE						
Fee Per Equivalent Dwelling Unit (July 1, 1993 Dollars)						
Portion of Fee Not Subject To Contingent Reimbursement			\$194	\$194	\$194	\$194
Portion of Fee Subject To Contingent Reimbursement			\$0	\$0	\$0	\$0
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)						
Portion of Fee Not Subject To Contingent Reimbursement			\$199	\$209	\$220	\$231
Portion of Fee Subject To Contingent Reimbursement			\$0	\$0	\$0	\$0

ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS						
Funds Not Subject to Contingent Reimbursement from Prior Periods		Total	1992	1993	1994	1995
Funds Subject to Contingent Reimbursement from Prior Periods		\$0				
Beginning Fund Balance		\$0	\$0	\$62,926	\$87,286	\$129,804
Revenues:						
Portion Not Subject To Contingent Reimbursement		\$5,589,770	\$227,185	\$231,755	\$243,637	\$240,720
Portion Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0	\$0
Total Revenues		\$5,589,770	\$227,185	\$231,755	\$243,637	\$240,720
Expenditures for Public Improvements		\$6,585,909	\$166,128	\$211,893	\$207,620	\$202,500
Reimbursement of Fee and Interest		\$0	\$0	\$0	\$0	\$0
Net Revenue (Expenditures)		(\$996,139)	\$61,057	\$19,862	\$36,017	\$38,220
Interest Earnings on Fund Balance		\$1,010,153	\$1,869	\$4,499	\$6,500	\$9,196
Fund Balance - End of Period		\$14,015	\$62,926	\$87,286	\$129,804	\$177,220

CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS						
Funds Subject To Contingent Reimbursement From Prior Periods		Total	1992	1993	1994	1995
Reimbursement Due - Start of Period		\$0	\$0	\$0	\$0	\$0
Collections - Portion Subject to Contingent Reimbursement		\$0	\$0	\$0	\$0	\$0
Reimbursements - This Period		\$0	\$0	\$0	\$0	\$0
Net Collections (Reimbursements)		\$0	\$0	\$0	\$0	\$0
Interest Accrued - This Period		\$0	\$0	\$0	\$0	\$0
Reimbursement Account Balance Due - End of Period		\$0	\$0	\$0	\$0	\$0

Rangename: #WORK-AREA						
City of Vacaville - Fire Fee						
					Levy Portion Subject To	
					Contingent Reimbursement Yes/No	
Average Cost Per EDU Through End of Program		\$198				
Maximum Cumulative Average Cost Per EDU During Program		\$198				
Total Fee (July 1, 1993 Dollars)		\$194	1992	1993	1994	1995
Portion of Fee - Not Subject To Contingent Reimbursement		\$194				
Portion of Fee - Subject To Contingent Reimbursement		\$0	NO	NO	NO	NO
Minimum Fund Balance		\$14,015				
Final Balance Not Subject To Contingent Reimbursement		\$14,015				
Final Reimbursement Account Balance		\$0				
Fund Balance - End of Period		\$14,015	\$62,926	\$87,286	\$129,804	\$177,220
Total Reimbursement In Period		\$0	\$0	\$0	\$0	\$0

Source: Angus McDonald & Associates.

City of Vacaville Development Impact Fee Update — 1992
July 28, 1992

Table 7

CASH FLOW ANALYSIS
Fire Development Impact Fee
(continued)

5	BUILDOUT SUMMARY					
6	Financing Equivalent Dwelling Units	1996/97	1997/98	1998/99	1999/2000	2000/01
7	For The Time Period	1,042	1,042	1,042	1,042	1,042
8	Annual Average	1,042	1,042	1,042	1,042	1,042
9	Cumulative	5,441	6,483	7,524	8,566	9,607
10	-----					
11	DEVELOPMENT FEE SCHEDULE					
12	Fee Per Equivalent Dwelling Unit (July 1, 1993 Dollars)					
13	Portion of Fee Not Subject To Contingent Reimbursement	\$194	\$194	\$194	\$194	\$194
14	Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
15	Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
16	Portion of Fee Not Subject To Contingent Reimbursement	\$243	\$255	\$269	\$282	\$297
17	Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
18	-----					
19	ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
20		1996	1997	1998	1999	2000
21	Funds Not Subject to Contingent Reimbursement from Prior Periods					
22	Funds Subject to Contingent Reimbursement from Prior Periods					
23	Beginning Fund Balance	\$177,220	\$195,903	\$272,501	\$340,174	\$273,125
24	Revenues:					
25	Portion Not Subject To Contingent Reimbursement	\$253,062	\$266,037	\$279,677	\$294,016	\$309,091
26	Portion Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
	Total Revenues	\$253,062	\$266,037	\$279,677	\$294,016	\$309,091
27	Expenditures for Public Improvements	\$245,567	\$203,469	\$230,363	\$379,484	\$126,249
28	Reimbursement of Fee and Interest	\$0	\$0	\$0	\$0	\$0
29	Net Revenue (Expenditures)	\$7,495	\$62,568	\$49,313	(\$85,468)	\$182,842
30	Interest Earnings on Fund Balance	\$11,188	\$14,029	\$18,360	\$18,419	\$22,486
	Fund Balance - End of Period	\$195,903	\$272,501	\$340,174	\$273,125	\$478,452
31	-----					
32	CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
33		1996	1997	1998	1999	2000
34	Funds Subject To Contingent Reimbursement From Prior Periods					
35	Reimbursement Due - Start of Period	\$0	\$0	\$0	\$0	\$0
36	Collections - Portion Subject to Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
37	Reimbursements - This Period	\$0	\$0	\$0	\$0	\$0
38	Net Collections (Reimbursements)	\$0	\$0	\$0	\$0	\$0
39	Interest Accrued - This Period	\$0	\$0	\$0	\$0	\$0
40	Reimbursement Account Balance Due - End of Period	\$0	\$0	\$0	\$0	\$0
41	-----					
42	Rangename: #WORK-AREA					
43	City of Vacaville - Fire Fee					
44						
45						
46	Average Cost Per EDU Through End of Program					
47	Maximum Cumulative Average Cost Per EDU During Program					
48	Total Fee (July 1, 1993 Dollars)					
49	Portion of Fee - Not Subject To Contingent Reimbursement	1996	1997	1998	1999	2000
50	Portion of Fee - Subject To Contingent Reimbursement	NO	NO	NO	NO	NO
51	Minimum Fund Balance					
52	Final Balance Not Subject To Contingent Reimbursement					
53	Final Reimbursement Account Balance					
54	Fund Balance - End of Period	\$195,903	\$272,501	\$340,174	\$273,125	\$478,452
55	Total Reimbursement In Period	\$0	\$0	\$0	\$0	\$0
56						
57	Source: Angus McDonald & Associates.					

City of Vacaville Development Impact Fee Update — 1992
July 28, 1992

Table 7

CASH FLOW ANALYSIS
Fire Development Impact Fee
(continued)

BUILDOUT SUMMARY					
Financing Equivalent Dwelling Units For The Time Period	2001/02	2002/03	2003/04	2004/05	2005/06
Annual Average	1,042	1,042	997	997	997
Cumulative	10,649	11,690	12,688	13,685	14,682

DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (July 1, 1993 Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$194	\$194	\$194	\$194	\$194
Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement	\$312	\$328	\$345	\$362	\$381
Portion of Fee Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0

ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
Funds Not Subject to Contingent Reimbursement from Prior Periods	2001	2002	2003	2004	2005
Funds Subject to Contingent Reimbursement from Prior Periods					
Beginning Fund Balance	\$478,452	\$712,425	\$977,630	\$1,261,083	\$1,579,783
Revenues:					
Portion Not Subject To Contingent Reimbursement	\$324,938	\$341,598	\$343,803	\$361,430	\$379,961
Portion Subject To Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$324,938	\$341,598	\$343,803	\$361,430	\$379,961
Expenditures for Public Improvements	\$126,622	\$127,014	\$127,427	\$127,861	\$137,969
Reimbursement of Fee and Interest	\$0	\$0	\$0	\$0	\$0
Net Revenues (Expenditures)	\$198,316	\$214,584	\$216,376	\$233,570	\$241,993
Interest Earnings on Fund Balance	\$35,656	\$50,622	\$67,076	\$85,130	\$105,095
Fund Balance - End of Period	\$712,425	\$977,630	\$1,261,083	\$1,579,783	\$1,926,871

CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
Funds Subject To Contingent Reimbursement From Prior Periods	2001	2002	2003	2004	2005
Reimbursement Due - Start of Period	\$0	\$0	\$0	\$0	\$0
Collections - Portion Subject to Contingent Reimbursement	\$0	\$0	\$0	\$0	\$0
Reimbursements - This Period	\$0	\$0	\$0	\$0	\$0
Net Collections (Reimbursements)	\$0	\$0	\$0	\$0	\$0
Interest Accrued - This Period	\$0	\$0	\$0	\$0	\$0
Reimbursement Account Balance Due - End of Period	\$0	\$0	\$0	\$0	\$0
=====					
Range Name: PWORX-AREA					
City of Vacaville - Fire Fee					
Levy Portion Subject To Contingent Reimbursement Yes/No					
Average Cost Per EDU Through End of Program					
Maximum Cumulative Average Cost Per EDU During Program					
Total Fee (July 1, 1993 Dollars)	2001	2002	2003	2004	2005
Portion of Fee - Not Subject To Contingent Reimbursement	NO	NO	NO	NO	NO
Portion of Fee - Subject To Contingent Reimbursement					
Minimum Fund Balance					
Final Balance Not Subject To Contingent Reimbursement					
Final Reimbursement Account Balance					
Fund Balance - End of Period					
Total Reimbursement In Period	\$712,425	\$977,630	\$1,261,083	\$1,579,783	\$1,926,871
	\$0	\$0	\$0	\$0	\$0

Source: Angus McDonald & Associates.

City of Vacaville Development Impact Fee Update — 1992
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Table 7

CASH FLOW ANALYSIS
Fire Development Impact Fee
(continued)

BUILDOUT SUMMARY		2006/07	2007/08	2008/09	2009/10
Financing Equivalent Dwelling Units					
For The Time Period		997	997	997	499
Annual Average		997	997	997	499
Cumulative		15,679	16,676	17,673	18,172
DEVELOPMENT FEE SCHEDULE					
Fee Per Equivalent Dwelling Unit (July 1, 1993 Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement		\$194	\$194	\$194	\$194
Portion of Fee Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0
Fee Per Equivalent Dwelling Unit (In Actual-Year Dollars)					
Portion of Fee Not Subject To Contingent Reimbursement		\$401	\$421	\$443	\$465
Portion of Fee Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0
ANALYSIS OF SOURCES AND USES OF FUNDS - ACTUAL YEAR DOLLARS					
Funds Not Subject to Contingent Reimbursement from Prior Periods		2006	2007	2008	2009
Funds Subject to Contingent Reimbursement from Prior Periods					
Beginning Fund Balance		\$1,926,871	\$2,324,953	\$2,768,238	\$3,260,578
Revenues:					
Portion Not Subject To Contingent Reimbursement		\$399,442	\$419,922	\$441,452	\$232,043
Portion Subject To Contingent Reimbursement		\$0	\$0	\$0	\$0
Total Revenues		\$399,442	\$419,922	\$441,452	\$232,043
Expenditures for Public Improvements		\$128,796	\$129,300	\$129,829	\$3,577,818
Reimbursement of Fee and Interest		\$0	\$0	\$0	\$0
Net Revenues (Expenditures)		\$270,647	\$290,623	\$311,623	(\$3,345,775)
Interest Earnings on Fund Balance		\$127,435	\$152,663	\$180,717	\$99,212
Fund Balance - End of Period		\$2,324,953	\$2,768,238	\$3,260,578	\$14,016
CONTINGENT REIMBURSEMENT ANALYSIS - ACTUAL YEAR DOLLARS					
Funds Subject To Contingent Reimbursement From Prior Periods		2006	2007	2008	2009
Reimbursement Due - Start of Period		\$0	\$0	\$0	\$0
Collections - Portion Subject to Contingent Reimbursement		\$0	\$0	\$0	\$0
Reimbursements - This Period		\$0	\$0	\$0	\$0
Net Collections (Reimbursements)		\$0	\$0	\$0	\$0
Interest Accrued - This Period		\$0	\$0	\$0	\$0
Reimbursement Account Balance Due - End of Period		\$0	\$0	\$0	\$0
Range name: @WORK-AREA					
City of Vacaville - Fire Fee					
Average Cost Per EDU Through End of Program		Levy Portion Subject To			
Maximum Cumulative Average Cost Per EDU During Program		Contingent Reimbursement Yes/No			
Total Fee (July 1, 1993 Dollars)		2006	2007	2008	2009
Portion of Fee - Not Subject To Contingent Reimbursement		NO	NO	NO	NO
Portion of Fee - Subject To Contingent Reimbursement					
Minimum Fund Balance					
Final Balance Not Subject To Contingent Reimbursement					
Final Reimbursement Account Balance					
Fund Balance - End of Period		\$2,324,953	\$2,768,238	\$3,260,578	\$14,016
Total Reimbursement In Period		\$0	\$0	\$0	\$0

Source: Angus McDonald & Associates.

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REFERENCES

Fire Development Impact Fee

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